

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Final Plat No.02003
Lee's Place 4th Addition

DATE: April 5, 2002

PROPOSAL: A final plat consisting of 41 lots and 1 outlot.

LAND AREA: 18.15 acres, more or less

CONCLUSION: Final plat is in conformance with the preliminary plat.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Outlot "A", Lee's Place 1st Addition and Outlot "J", Vestecka's Villa Van Dorn Addition, located in the SE 1/4 of Section 33, T10N, R6E of the 6th P.M., Lancaster County, Nebraska.

LOCATION: SW 16th Street and W. Van Dorn Street

APPLICANT: Krueger Development
2929 Pine Lake Road
Lincoln, NE 68516

OWNER: same

CONTACT: Lyle Loth - E.S.P.
601 Old Cheney Road - Suite A
Lincoln, NE 68512
(402) 421-2500

EXISTING ZONING: R-3 Residential

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	R-3	Single family residential
South:	AG	Vacant land
East:	R-3	Single family residential

West: R-3 and B-1

Single family residential and restaurant

HISTORY:

On **November 8, 1999**, City Council accepted Lee's Place Preliminary Plat #99010. City Council waived curb and gutter in W. Van Dorn street and the standard separation between the offset intersections of SW 17th and W. Lake Street.

On **May 12, 1997**, City Council accepted Vestecka's Villa Van Dorn Preliminary Plat #96026. City Council waived the requirement that W. Van Dorn be brought up to urban standards.

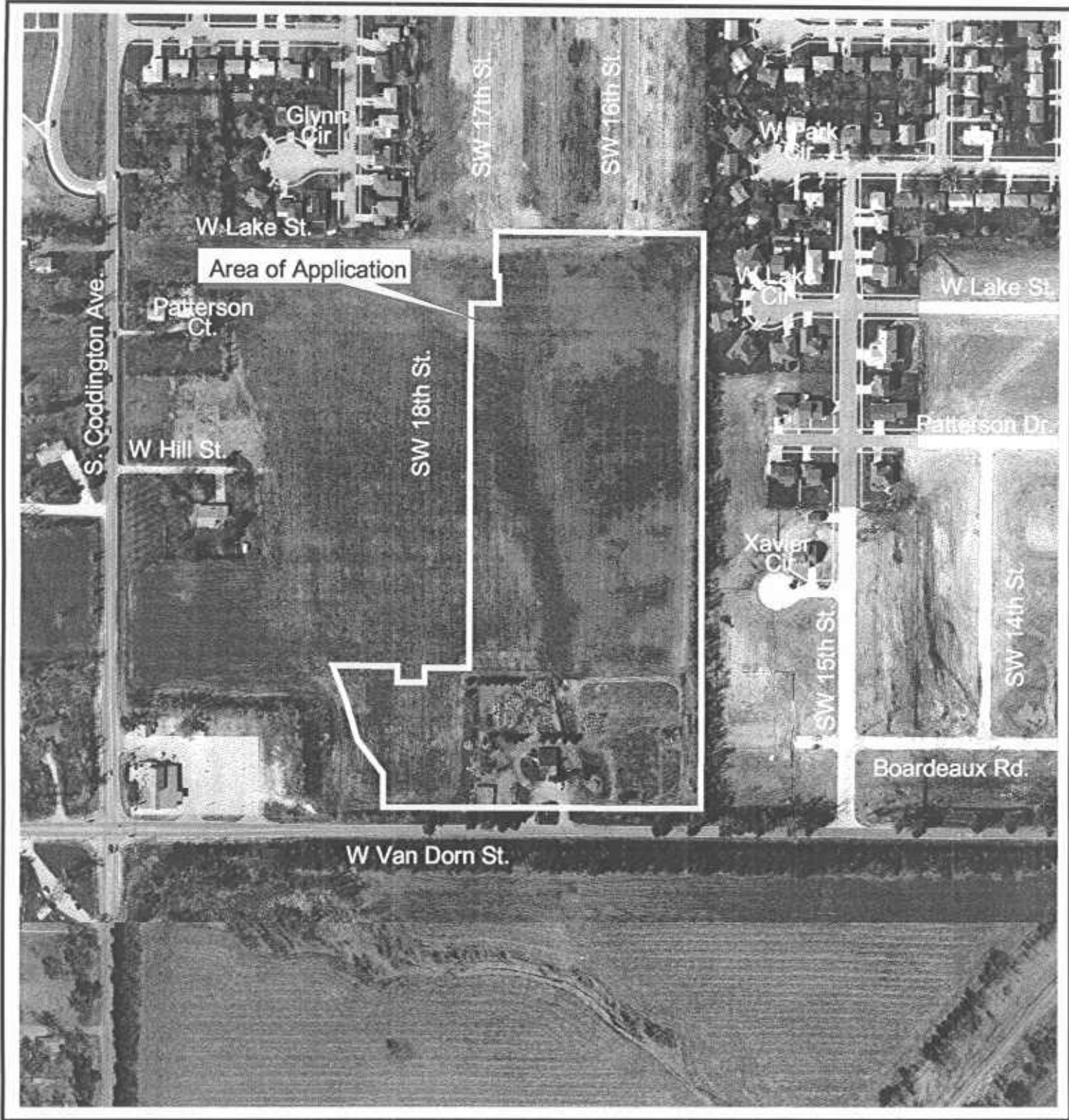
UTILITIES: Available

TRAFFIC ANALYSIS: W. Van Dorn Street is a minor arterial.

ANALYSIS:

1. The final plat conforms to the approved preliminary plat.
2. An agreement for escrow of security fund has been approved for the completion of street paving, sidewalks, water mains, sanitary sewer, storm sewers, ornamental lighting, street trees, landscape screen, street name signs, permanent survey markers, and detention pond installation.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

Jason Reynolds
Planner

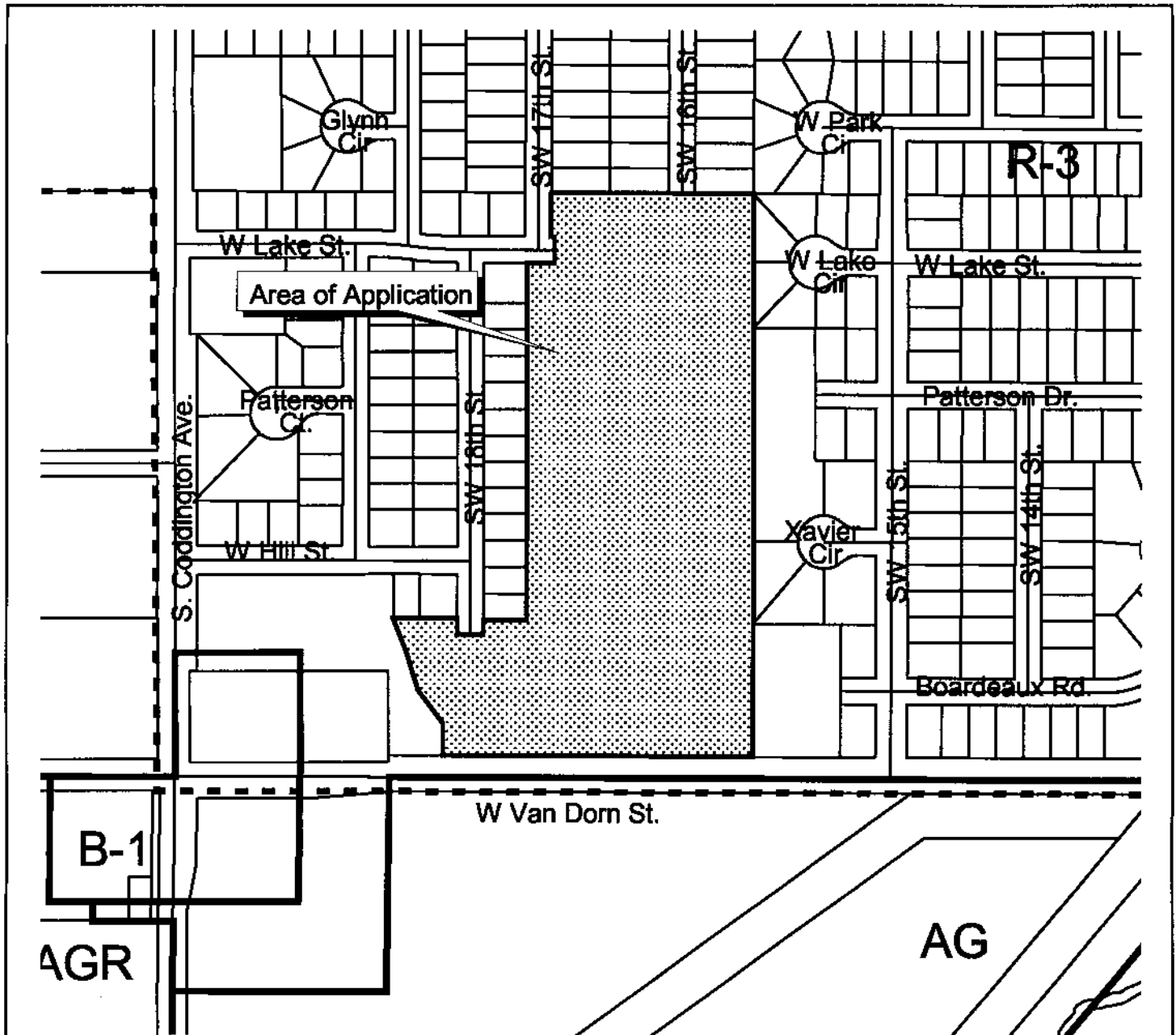


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SW 16th & W Van Dorn



Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

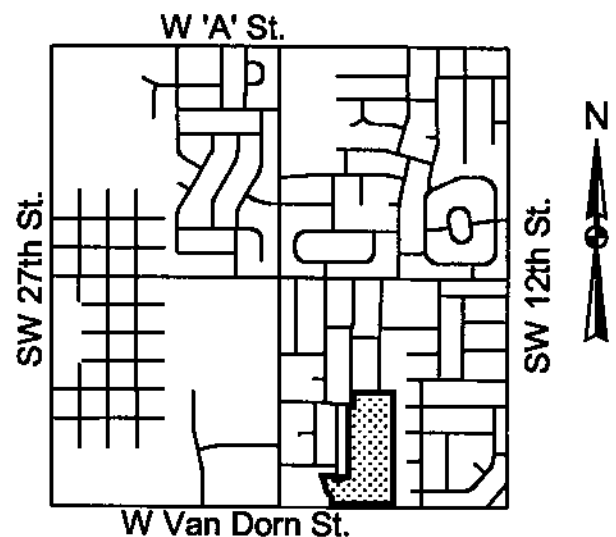
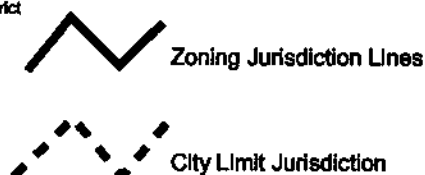


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Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 33 T10N R6E



LEE'S PLACE 4TH ADDITION

BASED ON LEE'S PLACE ADDITION
PRELIMINARY PLAT NO. 99010



CURVE DATA

- ① R = 125.00'
Δ = 32°09'47"
L = 70.17'
- ② R = 175.00'
Δ = 89°48'12"
L = 274.29'

LEE'S PLACE
1ST ADDITION

HARTLAND HOMES WEST

2ND ADDITION

